

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING—Sept. 30, 1964

Appeal #7902 Arnold J. Dorfman, et al. appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Messrs. Harps and Davis dissenting, the following Order was entered on October 7, 1964:

ORDERED:

That the appeal for permission to establish a parking lot for a period of five years at 1332 Massachusetts Avenue, N.W., lot 841, square 247, be denied.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot is located in the SP District, contains an area of 8979 square feet of land and is separated from the 14th Street frontage by a lot to the west which is twenty feet in width located in the C-4 District and improved with an old multi-story building with a drug store on the ground floor.

(2) The lot has a frontage of 52.58 feet on Massachusetts Avenue and approximately 47 feet on Thomas Circle and the rear of the lot abuts a public alley 15 feet in width. The lot is adjacent to the downtown C-4 District and is improved with a nine-story masonry building which appellant proposes to raze and provide a public parking lot for twenty-five automobiles.

(3) Ingress and egress to this parking lot would be from Massachusetts Avenue and through a public alley onto 14th Street. Appellant proposes to provide hedge and trees on the plot facing Massachusetts Avenue to screen the lot from the front.

(4) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(5) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

The Board is of the opinion that the establishment of a parking lot on this site will tend to have an adverse impact upon the present character and future development of this neighborhood, and further, that notwithstanding a favorable report by the Department of Highways and Traffic, that off-street parking arrangements on the site will tend to create objectionable traffic conditions.